

108.0

0002

0024.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

Total Card / Total Parcel

1,024,100 / 1,024,100

APPRAISED: 1,024,100 / 1,024,100

USE VALUE: 1,024,100 / 1,024,100

ASSESSED: 1,024,100 / 1,024,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City	
418		RIDGE ST, ARLINGTON	

OWNERSHIP		Unit #:
Owner 1:	MUNSEY KENNETH & LAURA-ETAL	
Owner 2:	CROCKET MARY C	
Owner 3:		

Street 1:	418 RIDGE ST
Street 2:	

Twn/City:	ARLINGTON
StProv:	MA
Postal:	02474

PREVIOUS OWNER	Cntry:	Own Occ:	Y
Owner 1:			

Owner 2:	
Street 1:	

Twn/City:	
StProv:	
Postal:	

NARRATIVE DESCRIPTION	Sales Information	Tax District	Parcel ID	Pat Acct.
This parcel contains 9,946 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1963, having primarily Wood Shingle Exterior and 3769 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrooms.			108.0-0002-0024.A	8487!

OTHER ASSESSMENTS	Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	SCOPA FRANCIS J	1113-41		7/8/1993		256,500	No	No	Mary C Crocket d.o.d 2/4/2014. Bk 1113 pg 41	

PROPERTY FACTORS	Code	Descrip/No	Amount	Com. Int

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

BUILDING PERMITS	Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	ACTIVITY INFORMATION
	6/3/1999	315	Redo Kit	35,000					REMODEL KIT/BATH	
	10/5/1993	495		20,000					REMODEL KIT/BATH	

LAND SECTION (First 7 lines only)	Sign:	VERIFICATION OF VISIT NOT DATA
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Use	Description	LUC	No of Units	Depth /	Unit Type	Land Type	LT	Base	Unit	Adj	Neigh	Neigh	Neigh	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt	%	Spec	J	Fact	Use Value	Notes
101	One Family		9946	Price/Units	Sq. Ft.	Site	Factor	Value	Price	0	70.	0.72	4							502,866						502,900	

Total AC/Ha: 0.22833

Total SF/SM: 9946

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 502,866

Spl Credit

Total: 502,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type:	18 - Raised Ranch			Full Bath:	2	Rating:	Good	OF=SINK IN BMT.											
Sty Ht:	1 - 1 Story			A Bath:		Rating:													
(Liv) Units:	1	Total: 1		3/4 Bath:	2	Rating:	Average												
Foundation:	1 - Concrete			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:		Rating:													
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:													
Sec Wall:	8 - Brick Veneer	20%		OthrFix:	1	Rating:	Average												
Roof Struct:	1 - Gable			OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good												
Color:	GREY			A Kits:	1	Rating:	Average												
View / Desir:				Frpl:	2	Rating:	Average												
GENERAL INFORMATION				WSFlue:		Rating:													
Grade:	C+ - Average (+)			CONDOS INFORMATION															
Year Blt:	1963	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:		Fact: .		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	No Unit	RMS	BRS	FL								
Prim Int Wall:	2 - Plaster			Functional:			%	1	6	3									
Sec Int Wall:		%		Economic:			%												
Partition:	T - Typical			Special:			%												
Prim Floors:	3 - Hardwood			Override:			%												
Sec Floors:		%		Total:	18.6	%													
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				COMPARABLE SALES											
Subfloor:				Basic \$ / SQ:	95.00					Rate	Parcel ID	Typ	Date	Sale Price					
Bsmnt Gar:	2			Size Adj.:	1.34444439														
Electric:	3 - Typical			Const Adj.:	1.00589943														
Insulation:	2 - Typical			Adj \$ / SQ:	128.476														
Int vs Ext:	S			Other Features:	162821														
Heat Fuel:	2 - Gas			Grade Factor:	1.10														
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000														
# Heat Sys:	1			NBHD Mod:															
% Heated:	100			LUC Factor:	1.00														
Solar HW:	NO			Adj Total:	628361														
% Com Wall:				Depreciation:	116875														
				Deprecated Total:	511486														
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:											
Make:				Juris. Factor:				Before Depr:	141.32										
Model:				Special Features:	1600					Val/Su Net:	115.98								
Serial #:				Final Total:	513100					Val/Su SzAd:	339.35								
Year:				Color:															
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 108-0-0002-0024.A																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
12	Pool-Gunite	D	Y	1	16X32	A	AV	1980	22.87	T	31.2	101			8,100		8,100		
96	Whirl Pool	D	S	1	4	A	AV	1995	500.00	T	19.2	101			1,600		1,600		
More: N				Total Yard Items:				8,100	Total Special Features:				1,600	Total:				9,700	